176.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,900 / 700,900
					USE VALUE:	700,900 / 700,900
					ASSESSED:	700,900 / 700,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PERTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YING BO & LI CHAN JUAN
Owner 2:	
Owner 3:	
Street 1:	6 PERTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OQUINN BERNARD L & JEAN M -
Owner 2:	TRUSTEES/6 PERTH RD TRUST -
Street 1:	6 PERTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,106 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6106.000	277,300	1,400	422,200	700,900
Total Card	0.140	277,300	1,400	422,200	700,900
Total Parcel	0.140	277,300	1,400	422,200	700,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.03 | /Parcel: 451.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	118278
GIS Ref	
GIS Ref	
Insp Date	06/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,300	1400	6,106.	422,200	700,900	700,900	Year End Roll	12/18/2019
2019	101	FV	222,800	1400	6,106.	416,200	640,400	640,400	Year End Roll	1/3/2019
2018	101	FV	222,800	0	6,106.	319,700	542,500	542,500	Year End Roll	12/20/2017
2017	101	FV	222,800	0	6,106.	301,600	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	222,800	0	6,106.	277,500	500,300	500,300	Year End	1/4/2016
2015	101	FV	209,100	0	6,106.	259,400	468,500	468,500	Year End Roll	12/11/2014
2014	101	FV	209,100	0	6,106.	238,900	448,000	448,000	Year End Roll	12/16/2013
2013	101	FV	209,100	0	6,106.	238,900	448,000	448,000		12/13/2012

!13750!

PRINT

Date	Time
12/11/20	03:39:52

LAST REV

Date	Time
07/10/18	11:00:10
apro	
13750	

USER DEFINED

Prior Id # 1:	118278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OQUINN BERNARD	64528-74		11/18/2014		525,500	No	No		
OQUINN BERNARD	28433-413		4/10/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2008	904	Manual	3,800					replace door

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
1/4/2000	Meas/Inspect	276	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6106		Sq. Ft.	Site		0	70.	0.99	6									422,227						422,200	

Total AC/HA: 0.14017 | Total SF/SM: 6106 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,227 | Spl Credit | Total: 422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32567573
Const Adj.:	1.00188005
Adj $ / SQ:	139.458
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340698
Depreciation:	63370
Depreciated Total:	277328

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

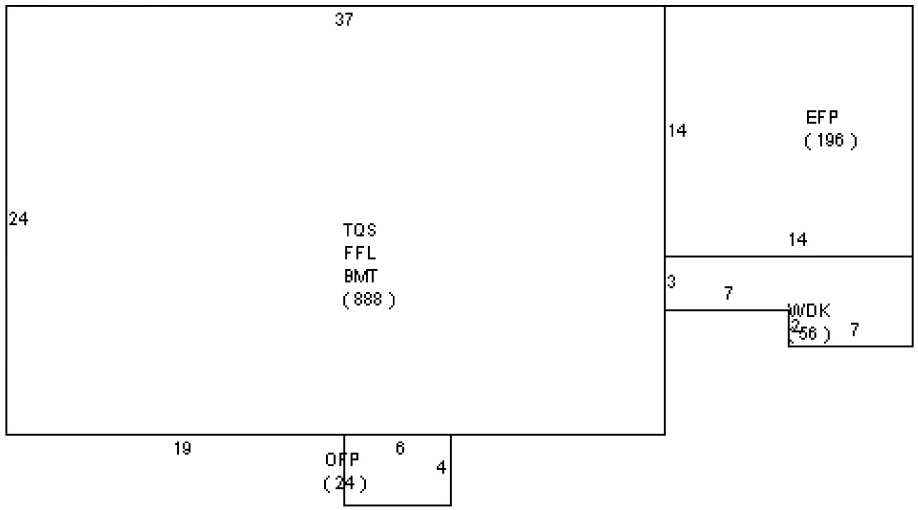
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.46
Special Features:	0	Val/Su Net:	102.02
Final Total:	277300	Val/Su SzAd	178.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	41.840	37,152
FFL	First Floor	888	139.460	123,838
TQS	3/4 Story	666	139.460	92,879
EFP	Enclos Porch	196	41.190	8,074
WDK	Deck	56	16.030	898
OFP	Open Porch	24	44.080	1,058
	Net Sketched Area:	2,718	Total:	263,899
Size Ad	1554	Gross Are	2940	FinArea 1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X24	A	AV	2010	3.03	T	7.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	Total: 1,400